



## Lancing Drive, Aintree Village, Liverpool, L10 8LN £265,000

Grosvenor Waterford are delighted to offer for sale this beautiful two bedroom semi detached bungalow, situated in sought after Aintree Village with views from the rear over Harrow Drive Park. The spacious accommodation briefly comprises; entrance hall, living room, breakfast kitchen, two double bedrooms and shower room, with stairs to a loft room with dormer to the rear. Outside there is private west facing rear garden and walled front with ample off road parking, leading to a detached garage. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A fabulous bungalow with playing fields behind. Viewing recommended.



## Vestibule

uPVC entrance door

## Hall

internal door, radiator, stairs to first floor

## Living Room

14'10" x 12'9" (4.53m x 3.89m)

uPVC double glazed french doors to rear garden, gas fire in feature surround, radiator, inset ceiling spotlights

## Breakfast Kitchen

12'0" x 10'8" (3.66m x 3.27m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, radiator, tiled floor and splashbacks, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects, uPVC glazed door to rear garden

## Bedroom 1

14'5" x 11'0" (4.41m x 3.37m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes

## Bedroom 2

9'6" x 9'9" (2.92m x 2.99m)

uPVC double glazed bay window to front aspect, radiator

## Shower Room

5'10" x 8'11" (1.78m x 2.74m)

modern white suite comprising; shower cubicle with electric shower and wash hand basin and low level w.c. in vanity cabinets, radiator, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

## First Floor

### Loft Room

15'1" x 15'1" (4.62m x 4.62m)

skylights to front and rear aspects, radiator, fitted wardrobes, combi boiler, under eaves storage

## Outside

### West Facing Rear Garden

great sized rear garden with patio areas and lawn that enjoys views over Harrow Drive Park, gated access to side driveway

### Front Garden

walled front with open access to lawn and paved driveway that leads to the detached garage

### Detached Garage

up and over door, window to side aspect

## Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

## Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.

We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91) B			
(69-80) C			
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